



- 4 Bedroom Detached House
- Reception/Dining Hall
- Sun Room
- Detached Double Garage

- Gardens & Paddock total approx 0.75 acres
- Study
- 27' Kitchen/Breakfast Room

- Master Suite with dressing area and En-suite Bathroom
- Lounge
- Utility Room & Cloakroom WC

A stunning 4 bedroomed house, within this beautiful, yet accessible rural location just 3 miles from Ponteland Village. Improved to exacting standards by the current owner, this beautifully appointed property with stunning open views over countryside benefits from underfloor heating to the ground floor. From the Entrance porch, a welcoming open plan Reception/Dining Hall with log burner, oak flooring and oak staircase to the first floor. From the inner hall the spacious Lounge with windows overlooking the rear garden and door to the lovely south facing sun lounge with feature vaulted ceiling and door to patio. The inner hall has cloakroom WC and also leads to the 27' Kitchen Breakfast Room, with an excellent range of painted solid wood units with granite worktops, inset sink unit, Smeg range oven, integrated dishwasher, central island incorporating an inset sink unit and storage cupboards. The Utility Room is fitted with a range of units, sink unit, plumbing for washing machine, oil fired boiler and door to rear garden. There is a Study to the front with brick fireplace and fitted storage cupboards. The First Floor Landing with airing cupboard leads to Bedroom 1 being particularly spacious with fitted wardrobes and dressing area, as well as an En Suite Bathroom/WC, well appointed with wc, vanity unit with wash basin, shower enclosure with mains shower unit and bath. Bedroom 2 with En Suite Shower/WC with connecting door to the landing and serves Bedrooms 3 and 4 which are to the front and have decorative fire surrounds and fitted wardrobes.

Externally, to the front there are electric entrance gates to the driveway which leads to the detached double garage. The superbly landscaped front and rear gardens feature lawns, well stocked borders with plants and shrubs and an enclosed paddock area. Council Tax Band E

**Entrance Porch 10'1" x 4'9" (3.076 x 1.453)**

**Reception/Dining Hall 18'3" x 14'9" (5.570 x 4.507)**

**Study 14'9" x 10'9" (4.503 x 3.302)**

**Lounge 18'1" x 17'2" (5.519 x 5.241)**

**Sun Room**

**Kitchen/Breakfast Room 27'10" x 14'8" (8.496 x 4.474)**

**Utility Room 10'11" x 7'4" (3.344 x 2.257)**

**Cloakroom WC**

**First Floor**

**Master Bedroom 17'0" x 14'8" (5.204 x 4.483)**

**Dressing Room**

**En-suite Bathroom WC 12'3" x 10'8" (3.751 x 3.274)**

**Bedroom 2 14'9" x 14'9" (4.507 x 4.507)**

**Shower Room WC**

**Bedroom 3 14'9" x 12'1" (4.507 x 3.693)**

**Bedroom 4 14'8" x 11'10" (4.493 x 3.609)**

**Detached Double Garage 20'10" x 20'5" (6.359 x 6.229)**





Energy Performance: Current D Potential B

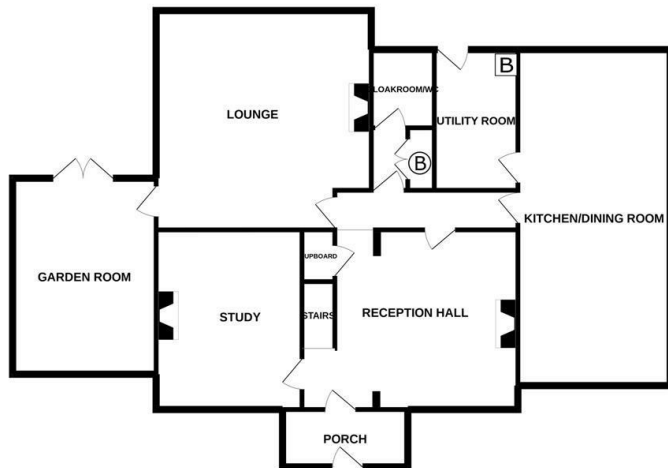
Council Tax Band: E

Distance from School:

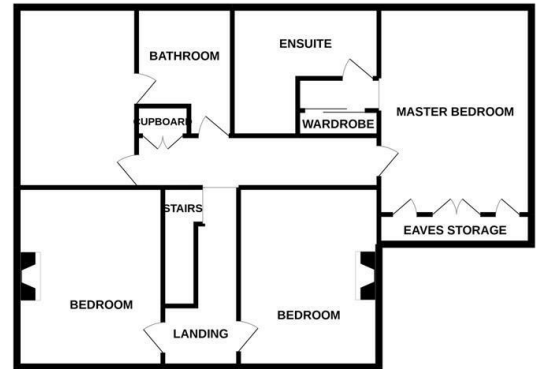
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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